

Madison Valley/Madison Park Points Of Demonstration

Project Location:

The project is located at 664 32nd Ave. E., 3203 and 3209 E. Madison St., Madison Valley/Madison Park. Three adjacent lots that comprise the SE corner of 32nd Ave. E. and E. Madison St. Currently one single family detached house per lot. The houses at 3203 and 3209 E. Madison St. will be donated to the Habitat for Humanity. New construction of 16 rental units on site.

Housing Statement and Intention to Build

The project will consist of 16 new rental units serving a minimum of 16 households. One of the units will be occupied by the owner who will live on site and function as manager. The 16 units consist of: 2 Studios, 3 One Bedrooms, 3 One Bedrooms + Loft, 4 Two Bedrooms, and 4 Two Bedrooms + Loft. The 2 Studios and possibly the One Bedrooms are going to be aimed at possible grants from D.H.H.S. or other sources of assisted living incomes. The goal is to provide a diverse cross section of tenants by incorporating a variety of unit size, location, and availability.

The "owners" for this project will include the three individuals who currently own the lots on which this project will be built. One of the owners is acting as the developer and voice for the three. However, once the program sponsors approve the project, a corporation will be formed by the three owners. It is the intention of all three owners to build this project should it gain approval.



Affordability Features

Affordability of this project stems from five design strategies: first, building foundations remain simple, serving multiple living units; second, buildings are composed of a "kit" of easily assembled, prefabricated, and often recycled parts; third, quality materials and good craftsmanship ensure lower life cycle building cost; fourth, establishment of communal and circulation spaces to foster the development of community bonds; and fifth, provide options for alternative transportation. Adhering to these strategies enables us to cut construction cost and provide an end product that is not only cheaper to build, but more energy efficient. The design saves energy needed for production of the materials and energy consumption required by the units. By sharing such elements as common walls, foundations, roofs, and natural ventilation cores, the heating and cooling loads of the units will remain consistent.

We've created a terraced landscape that incorporates the communal philosophy spawned by the Seattle P-Patch. Each tenant will have an area for cultivating vegetables, planting flowers, etc. Providing shared open space for the tenants allows them to interact and establish a sense of community and belonging, creating the opportunity to share such things as transportation and child care. This translates into a sense of pride, interdependency, and ownership that will directly affect the lives and safety of everyone living here. Also with each unit there will be an incentive to promote bus travel, since the site lies on the #11 bus route, a major access that goes directly downtown.

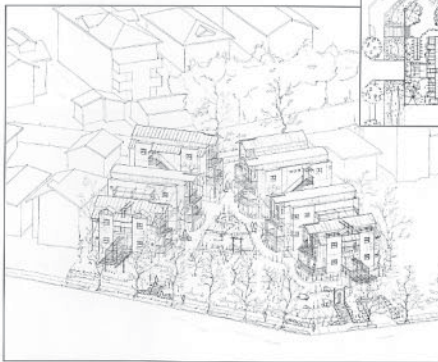
Keeping construction costs down, and providing multiple unit layouts will allow the units to rent from \$650.00/month to \$1,600.00/month per unit. This equates to persons making between 60% to 115% of the median annual income for the Seattle area. Once again, providing the base for a diverse cross section of tenants living within one complex.



Cracking the Code

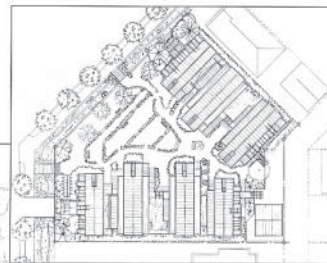
"They Said it Couldn't be Done"

Our site is located at the SE corner of the intersection at 32nd and Madison, adjacent to the Arboretum Court Shopping center and it is the only lot on the intersection with a Residential, single-family 5,000 designation. The other corners are multifamily lowrise and neighborhood commercial zones. We are demonstrating that we can abide by the codes for building single family homes (such as set back requirements, height limitations, etc.) and yet allowing 16 separate living units. Our plan for this site presents a great opportunity to demonstrate how increasing density within a single-family zone can be done effectively,



responsibly and contextually (see figure B), when surrounding lots justify such a transition. By demonstrating how low impact, higher density housing can coexist at the gateway to single-family zones; similar sites situated throughout the city will have the opportunity to do the same. We have developed a project that excels in all guidelines for SF5000 in the City of Seattle Land Use Code, Title 23, Chapter 23.44.006 except for the allowance for greater densities. It is that issue that we are challenging.

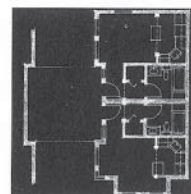
Figure A demonstrates the location of our site relative to commercial zones and lowrise multifamily. As you can see, it is the first corner along Madison that is not zoned for multifamily or commercial use, although the other three corners do have commercial or multifamily designation.

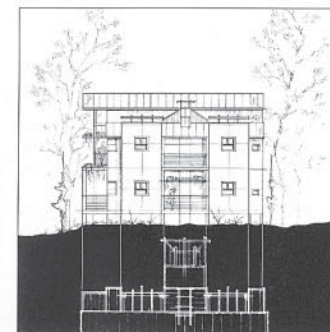
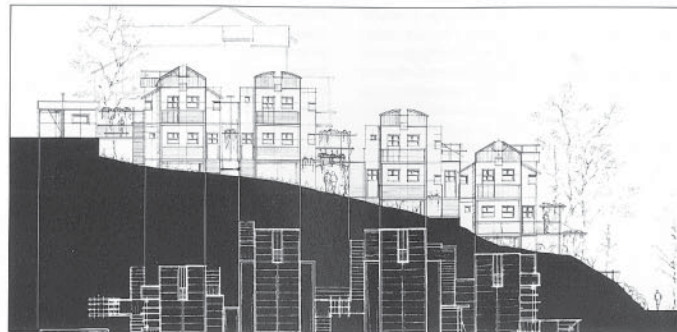
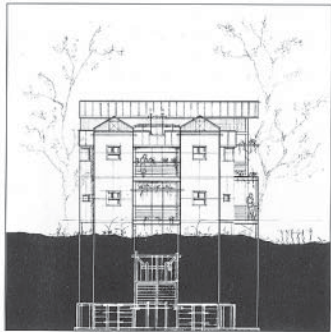


The hill rises steeply on this corner and acts as a visual gateway between Madison Park and the Arboretum/Madison Valley commercial district. This site will anchor the corridor and provide the needed transition from the commercial to the residential zones.

There are currently three small single family homes on this 16,000 square foot site. Due to the steepness of the slope, critical area designation, cost of shoring the hillside and limitations of the existing code, this large site is limited to three families. However, by increasing the allowable density of the site to 16 units, our design, which cascades down the hillside using simple footprints, will allow the project to absorb the cost of reinforcing the hillside. This large and convenient location will then be able to accommodate housing for many families with a wide range of economic backgrounds. Fortunately, the unique geometry of the site allows for an extensive central garden which the tenants will have available to cultivate. As the building rises from the street, the features focus your eyes on this garden and the courtyards and narrow as you approach the rear of the site. The rear (top) of the site is the private residential alley. Because the buildings have been designed to accentuate the pedestrian feel of the commercial district and cultivate a central courtyard for the tenants, the top has been left diminutive in comparison to the single family homes along this alley. Most of the homes were built at the top of the hill to take on the view of the Arboretum. Therefore, the scale of this project from the alley will resemble single family homes rather than an impression of multifamily dwellings.

This project has the ability to provide many advantages to the city. First, it will provide 16 new, cost-effective units to meet a constantly increasing demand on Seattle's housing. Second, it will act as a needed transition between commercial and residential zones within Madison Valley and Madison Park. Third, it promotes an agrarian and interdependent lifestyle for tenants living within the city. Finally, it encourages quality-designed housing at affordable rates.





Neighborhood Acceptability/ Consistency with Neighborhood Plan:

Although the location of the intended project is adjacent to the arboretum and the Arboretum Court shopping area, it is also next to single family homes. Therefore, we understood from the very beginning that the opinion of our local neighbors was going to be very important. The project owner started the process of gaining the neighborhood's approval by presenting the project to the Greater Madison Valley Community Council's (GMVCC) April meeting. A representative of the architect also attended to answer any technical questions. The response of the council was mixed as they requested that the neighbors in the general vicinity of the project be informed and allowed to provide their input.

On May 13, 1998 a neighborhood notice was circulated to all homes that border on the alley that accesses the three homes currently occupying the project location. After this notice was circulated

and several of the neighbors interviewed, the owner returned to the May and June meetings of the GMVCC. Ideas from these council meetings and neighborhood interviews were very important to us and formed a focus for our design. As you will find, the following requests have all been included in our project:

1. Increasing the setback to allow an additional buffer zone to adjacent neighbors homes.
2. Reduce the number of windows facing adjacent homes to allow privacy.
3. Balconies will not be facing adjacent homes.
4. Do not block the Arboretum views of the neighbors to the south.
5. Develop a high quality project that enhances the neighborhood.

With these foundations, we created a project that will be responsive to both the city and the local neighborhood.



Madison Valley/Madison Park

Architect:

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Michael Abbott, Rick Ebrecht,
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Owner:

Bill Hunter

Neighborhood Advocate:

Penny Brewer

Project Summary & Jury Comments

This plan for 16 rental units on three adjacent lots would create a range of housing choices of several types and price ranges — challenging the current zoning. The difficult hillside site relates more closely to the Madison commercial district below than to the single-family district above. The site offers a great opportunity to supplement the commercial district and add housing in a mixed-use fashion without impacting the single-family neighborhood. A thoughtful design helps to make density agreeable in a single-family zone, though "unapologetically multi-family" in appearance. The proposers have paid good attention to life-cycle costs of the structures, with innovative use of materials. The jury noted incorporation of communal social and P-Patch spaces as a real plus, but expressed concern for affordability from the high construction cost required to create otherwise-laudable underground parking.

Should Be Built

